



CITY OF CONCORD

NEW HAMPSHIRE

Community Development Department

Business Development Division

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AIRPORT ADVISORY COMMITTEE

MINUTES

January 12, 2006

4:30 P.M.

The meeting convened at 4:30 P.M. in the Second Floor Conference Room, 41 Green Street, Concord, New Hampshire.

PRESENT: Ken Bradley, Martin Gross, Chuck Gerhan, Ernie Loomis, Jim MacKay, and Jim Rowe

ABSENT: Joe Alosa

STAFF: Kenneth G. Lurvey, Business Development Coordinator
Matthew R. Walsh, Community Development Project Manager
Ed Roberge, City Engineer

GUESTS: Robert Rolla, Concord Aviation Services / Airport Manager
Lt. Col. Donal Davidson, Civil Air Patrol New Hampshire Wing
Lt. Col. Lesley Stevens, Civil Air Patrol New Hampshire Wing
Don Hebert, East Coast Hangars

The meeting was called to order at 4:30 PM by Chairman Gross

I. Minutes of January 26, 2005 Meeting:

The minutes were approved with two minor typing corrections as presented.

II. DZ # 3 Hangar Land Lease

Ken Lurvey reported that East Coast Hangars had received all its Planning Board approvals and its building permit to construct the first ten t-hangar units. Earthwork was underway, footings have been poured and the building will be erected as soon as the structural steel is delivered this winter. The anticipated completion and occupancy is the spring of 2006

III. Airport Master Plan Update

Matt Walsh and Ken Lurvey briefly reviewed the data in the draft of Chapter 6, Economic Impact Analysis, CIP and Airport Operations and Finances, which had been sent with the agenda packet. While the CIP is ambitious, there was a strong likelihood FAA would fund 95% of some of the more costly items such as acquisitions of additional properties. Some of the smaller items would be done solely from the City Airport budget to address deficiencies raised in the last FAA compliance inspection report. Ken Lurvey had also asked HTA to add additional information in the report regarding lease revenues and airport usage to more accurately reflect the economic benefits to the community. A final draft should be available in the spring for a presentation to the City Council and the Planning Board.

IV. Civil Air Patrol New Hampshire Wing

Ken Lurvey introduced Lt. Col. Donald Davidson and Lt. Col. Lesley Stevens of the Civil Air Patrol New Hampshire Wing. He went on to explain that the Civil Air Patrol land lease with the City expires March 25, 2006. Over the past five years Mr. Lurvey and the Civil Air Patrol have explored several alternatives for them to have a permanent space at the airport. Concepts have been explored to lease land on in DZ 3, sublease space in a new terminal building if that were to be built and leasing space from the New Hampshire National Guard have all been considered. The Civil Air Patrol was sent a copy of the Request for Proposals for the last solicitation that was awarded to East Coast Hangars. Mr. Lurvey met with Commander, Col. Margie Sambold and Lt. Col. Donald Davidson recently to discuss continuing the current lease on a shorter term basis until such time the CAP can secure a long term solution.

Mr. Lurvey also stated that the new draft Airport Master Plan calls for an additional five acres being designated for hangar development in DZ 1. If the Master Plan is adopted by the City, New Hampshire Aeronautics and FAA, the City could issue a new RFP for this area that the CAP could submit a proposal for. There may also be remaining land in DZ 3 depending on East Coast Hangars' success in leasing T-hangars.

Mr. Lurvey said he had presented several options to reduce the size of the land they currently lease from 1.3 acres to the minimum required in the Airport Minimum Standards of 40,000 square feet thereby reducing their rent to something closer to what they could afford. Mr. Lurvey reviewed the current 30 year lease that allowed the CAP to pay \$300 a year for the first 10 years, \$400 per year for the next 10 years and \$500 per year for the last 10 years. He reiterated the City's current policy to lease land at fair market value. FAA does allow for the City to negotiate land leases for something less for Civil Air Patrols.

Lt. Col Davidson thanked the City and the AAC for the opportunity to outline the CAP's situation and to seek a short and long term solution to their space needs. He was encouraged to learn that the CAP would be invited to submit a proposal for DZ 1 and stated CAP would work to prepare a proposal to lease land equivalent to the NHARNG lease. He felt their proposal would satisfy theirs and the City's needs. He stated that they had misunderstood the City's last RFP to mean they were seeking only t-hangar development proposals. He was unsure if the CAP had ever received the RFP mailing, although Mr. Lurvey was assured by the City's Purchasing Department that it was mailed to them.

Lt. Col Davidson recounted the various valuable services the CAP provides to the City and the State. He stated that, even though they are a statewide function, the State provides very little

financial assistance and even though they are an auxiliary of the US Air Force, their funding does not provide for space leases.

Lt. Col Davidson stated that the discussion with the NHARNG were basically to occupy the space currently occupied by the Adjutant General when the new headquarters are finish at the former hangar site. Even then they would be a tenant at will and could be asked to leave anytime the NHARNG needed that space in the future. In response to the question had they considered a location at Pease, Lt. Col Davidson said they had looked into a number of vacant spaces at Pease, but preferred Concord as a central location for all their statewide members to operate from.

Lt. Col Davidson requested that the City accommodate them by continuing the terms of the existing lease through to the end of their Fiscal Year, June 30, 2006. At that time the CAP would be willing to pay market rent for a reduce land area lease to remain in their existing building for a period of time until they are able to secure a long term solution.

Chairman Martin Gross thanked Lt. Col. Davidson for his presentation and for the services the City and the State receive from the CAP. He assured Lt. Col. Davidson that the City appreciated the CAP's efforts and desired to be as supportive as possible to address both the short term issue and a long term solution. He asked CAP to make a proposal on what they could afford and encouraged the City staff to work with the CAP to find solutions that they could afford that are consistent with the City's airport policies and standards. The Advisory Committee concurred.

Chairman Gross further stated the City should issue an RFP exclusively to the CAP for land in the newly designated area in DZ 1 once the Master Plan is adopted. Lt. Col. Davidson stated that if a 40,000 square foot parcel could be committed to CAP, then they could, over the course of two to three years, raise the funds to lease the land and construct a building. The Advisory Committee concurred. Ken Lurvey raised the question as to whether CAP expected the City to compensate them for their existing building once they move to a new location. Lt. Col. Stevens said Interim City Manager Aspell had assured them in a previous meeting that the City would pay the fair market value for the building at that time.

V. Other Business

Martin Gross questioned if the City had thought about renaming Old Turnpike Road. Now that Regional Drive had been completed from Airport Road to Route 106 it seemed logical that because Regional Drive becomes Old Turnpike Road after it crosses Airport Road that they both should have the same name. Ken Lurvey replied that Mayor Donovan had asked this question of EDAC a year ago and they felt because of the number of businesses that would have to change their addresses that any change would meet a lot of resistance. If the AAC wants to make a recommendation to the City Council they would welcome it.

VI. Adjournment:

There being no further business, the meeting adjourned at 6:30 PM.

Respectfully Submitted,

Kenneth G. Lurvey CEcD, Business Development Coordinator